



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

**PLANNING SERVICES
DIVISION**

E.J. Ivaldi, Deputy Director
Planning Services Division

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
ACTION AGENDA
THURSDAY, MARCH 20, 2014

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR

9:00 A.M. GH	CONDITIONAL USE PERMIT MODIFICATION (PMPM 20130073) AUBURN GRACE COMMUNITY CHURCH EXPANSION MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 3 (HOLMES)
APPROVED	Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Wells Construction on behalf of the property owner, Auburn Grace Church, for approval of a Conditional Use Permit Modification to allow for the expansion of an existing church and on-site parking lot. As proposed, the church would be expanded by 2,800 square feet to a total structural area of 20,300 square feet. The expanded interior sanctuary would accommodate seating for 586 individuals, where approximately 250 seats are currently available. The parking lot would also be expanded to provide a total of 125 on-site paved parking spaces, 49 spaces beyond what currently exists. The subject property, Assessor's Parcel Number 051-120-058-000, comprises approximately 3.24 acres, is currently zoned RM-UP- DL 5 PD=5 (Residential Multi-Family, combining Use Permit required, combining Density Limitation of 5 units per acre and a Planned Development of 5 dwelling units per acre) and is located at 3126 Olympic Way in the Auburn area. The Zoning Administrator will also consider adoption of the Mitigated Negative Declaration prepared for this project. The Planning Services Division contact, Gerry Haas, can be reached

	at (530) 745-3084. (Continued from February 20, 2014)
<p>9:10 A.M. GH</p> <p>Continued to April 17, 2014 at 9:00 AM</p>	<p>VARIANCE (PVAA 20140049) HITCHKO CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Kevin and Jessica Hitchko for approval of a Variance to the side and front structural setbacks to allow for the construction of a detached garage with upstairs guest house. The west (front) setback is requested to be six feet from the edge of the Putcie Lane roadway easement where 50 feet is required, and the north (side) setback is requested to be a minimum of 15 feet from the property line where 30 feet is required. The subject property, Assessor's Parcel Number 470-200-010-000, comprises approximately 1 acre, is currently zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 sq. ft. (or a 2.3 acre min) and is located at 8442 Putcie Lane in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New construction of small structures)]. The Planning Services Division contact, Gerry Haas, can be reached at (530) 745-3084.</p>
<p>9:20 A.M. LC</p> <p>APPROVED</p>	<p>VARIANCE (PVAA 20140025) WHITING CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Lorraine Whiting for approval of a Variance to allow a 4-foot east side setback where 15 feet is required, and a 3-foot, 4-inch rear setback, where 10 feet is required in order to allow an existing garage/rumpus room to remain in place. The subject property, Assessor's Parcel Number 052-080-010-510, comprises approximately ½ acre, is currently zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 sq. ft.) and is located at 12465 Ladd Lane in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15301 of the CEQA Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities)]. The Planning Services Division contact, Lisa Carnahan, can be reached at (530) 745-3067.</p>
<p>9:30 A.M. LC</p> <p>APPROVED</p>	<p>VARIANCE (PVAA 20140053) ACOSTA CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 1 (DURAN)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Juventino and Megan Acosta for approval of a Variance to allow for a 40-foot setback from the north property line, where 50 feet is required, in order to allow for the construction of an approximately 782 square-foot addition to the north side of the house. The subject property, Assessor's Parcel Number 023-112-004-000, comprises approximately ½ acre, is currently zoned RA-B-X-DR-10 (Residential Agriculture, combining a Development Reserve and combining minimum Building Site of 10 acres) and is located at 8190 Madrone Street in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction)]. The Planning Services Division contact, Lisa Carnahan, can be reached at (530) 745-3067.</p>

9:40 A.M. RS	<p>VARIANCE (PVAA 20140006) TRINITY ROCK, LLC. CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Kevin Watts on behalf of Trinity Rock LLC, for approval of a Variance to allow a swimming pool to remain as constructed with a 10-foot front setback from the edge-of-easement, where typically 50 feet is required. Also, a Variance to an existing 6-foot high solid wood fence in the front setback (Willow Valley Place), where typically only a 6-foot high open fence would be allowed. The subject property, Assessor's Parcel Number 036-171-027-000, comprises approximately 3.6 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 8687 Willow Valley Place in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5(A) (1) – Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.</p>
APPROVED	
9:50 A.M. RS	<p>VARIANCE (PVAA 20140016) MULLEN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Michael Mullen, for approval of a Variance to allow a new detached garage/shop to be constructed with a 10-foot side (west) setback, where typically 20 feet is required. The subject property, Assessor's Parcel Number 048-600-011-000, comprises approximately 1 acre, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq. ft.) and is located at 6125 Rockhurst Way in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption [Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5(A) (1) – Minor Alterations in Land Use Limitations)]. The Planning Services Division contact, Roy Schaefer, can be reached at (530) 745-3061.</p>
APPROVED	
<p>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
10:00 A.M. MJ	<p>MINOR LAND DIVISION (PMLD 20130196) MULIC MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from Scott Mulic, for the approval of a Minor Land Division on a 10.06-acre property in order to create four parcels consisting of 2.73 acres, 2.54 acres, 2.47 acres and 2.32 acres. The proposed project would create four buildable residential parcels. The subject property, Assessor's Parcel Number 071-031-006-000, comprises approximately 10.6 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (2.3 acre minimum) and is located on Sage Road in the Weimar area. The Parcel Review Committee Chairman will also consider the adoption of the Mitigated Negative Declaration prepared for this project. The Planning Services Division contact, Melanie Jackson, can be reached at (530) 745-3036.</p>
APPROVED	

CONSENT ITEMS	
***** APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20130379) MOLZAHN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) Minor Boundary Line Adjustment on Assessor Parcel Numbers 042-211-003-000 and 042-211-023-000 to reconfigure parcels. The subject parcels are zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and are located on the northwest corner of Auburn Folsom Road and Paddock Lane in the Auburn area.
***** APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20140035) JANWAY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT) Minor Boundary Line Adjustment on Assessor Parcel Numbers 019-120-027-000 and 019-120-028-000 to reconfigure parcels. The subject parcels are zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 sq. ft.) and are located at 5991, 5997 and 5999 Camp Far West Road in the Sheridan area.